



City of Santa Barbara
SINGLE FAMILY DESIGN BOARD
CONSENT MINUTES
AUGUST 20, 2018

11:00 A.M.
 David Gebhard Public Meeting Room
 630 Garden Street
SantaBarbaraCA.gov

BOARD MEMBERS:
 Fred Sweeney, *Chair*
 Brian Miller, *Vice Chair*
 Jan Ferrell
 Lisa James
 Joseph Moticha
 Robert Richards
 Jonathan H. Ziegler

CITY COUNCIL LIAISON: Jason Dominguez
PLANNING COMMISSION LIAISON: Addison Thompson

STAFF:
 Irma Unzueta, Design Review Supervisor
 Katie Mamulski, Planning Technician
 Kathleen Goo, Commission Secretary

ATTENDANCE

Members present: James and Moticha
 Staff present: Mamulski

REVIEW AFTER FINAL

A. 1808 LIGHTHOUSE WAY E-3/SD-3 Zone

Assessor's Parcel Number: 045-400-001
 Application Number: MST2015-00498
 Owner: Lighthouse Builders, LLC
 Applicant: Bruce Blodorn
 Architect: Richard Thorne

(Lot 1: Proposal for a new 2,806 square foot, one-story, single-family residence with an attached two-car garage. The project includes new landscaping, site walls, and 60 cubic yards of grading, of which 40 cubic yards will be outside of the building footprint. The proposed total of 2,806 square feet on an 8,640 square foot lot in the non-appealable jurisdiction of the Coastal Zone is 84% of the required maximum floor-to-lot area ratio (FAR). This project is Lot 1 of a five-lot subdivision approved under MST2006-00476.)

(Review After Final is requested for a revised landscape plan. Project was last reviewed July 18, 2016.)

Approval of Review After Final as submitted.

PROJECT DESIGN AND FINAL REVIEW**B. 120 SUMMIT LN****RS-25 Zone**

Assessor's Parcel Number: 015-320-002
 Application Number: MST2018-00357
 Owner: Evick Family Trust
 Architect: Becker Hensen Niksto Architects
 Engineer: Studio Engineers, Inc.
 Contractor: Bowman Construction

(Proposal for alterations to an existing 3,608 square foot one-story single residential unit with an attached 740 square foot three-car garage. The proposed project includes converting 74 square feet of the existing garage into habitable space. Exterior alterations include replacing the existing tile roof with composite shingles, window and door alterations, new board and batten siding, a covered entry deck and converting an existing trellis to a solid flat roof. Other site improvements include a new pool and spa at the rear. The existing total of 4,348 square feet of development on a 37,913 square foot lot located in the Hillside Design District is 89% of the guideline maximum floor-to-lot area ratio (FAR). The proposed project will address violations in Zoning Information Report ZIR2018-00158.)

(Project Design Approval and Final Approval are requested. Project was last reviewed July 23, 2018.)

Project Design Approval and Final Approval with comment that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.

PROJECT DESIGN AND FINAL REVIEW**C. 1563 SYCAMORE CANYON RD****RS-1A Zone**

Assessor's Parcel Number: 019-320-010
 Application Number: MST2017-00439
 Owner: Bill Cottingham

(Proposal to construct a new 1,081 square foot one-story single-family residence with an attached 464 square foot two-car garage on a currently vacant lot. Other site improvements include minor landscaping and site paving. The proposed total of 1,545 square feet of development on a 23,654 square foot lot located in the Hillside Design District is 33% of the guideline maximum floor-to-lot area ratio (FAR).)

(Project Design Approval and Final Approval are requested. Project was last reviewed May 29, 2018.)

Project Design Approval and Final Approval with comments:

1. The Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.
2. The Board makes the finding that the project qualifies for an exemption from further environmental review under CEQA Guidelines Section 15183, based on the City staff analysis and CEQA Certificate of Determination on file for this project.
3. Add gutters and downspout details on the plans.

NEW ITEM**D. 1811 PROSPECT AVE****R-2 Zone**

Assessor's Parcel Number: 027-063-009
Application Number: MST2018-00395
Owner: Niko Abondolo
Designer: Jane Carroll

(Proposal to convert an existing 222 square foot one-car carport to a 222 square foot one-car garage. There are no proposed alterations to the existing 1,370 square foot single residential unit.)

(Action may be taken if sufficient information is provided.)

Continue one week to address plan check corrections.

NEW ITEM**E. 1857 E LAS TUNAS RD****RS-1A Zone**

Assessor's Parcel Number: 019-083-009
Application Number: MST2018-00422
Owner: Saxon 1998 Trust
Applicant: Karl Kras

(Proposal to construct two new metal framed wood clad driveway gates approximately 5 feet in height. There are no proposed alterations to the existing single residential unit.)

(Action may be taken if sufficient information is provided.)

Project Design Approval and Final Approval with comment that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.